Karen Johnson
Batch # 1369615
01/14/2026 11:21:30 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260114-0003366

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd., Suite 130**
**Nashville, TN 37215**

**CRT FILE: 251252999**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is: $-0-.

KMB
Affiant

Subscribed and sworn to before me, this 8th day of January, 2026.

Notary Public

My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

## QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Elizabeth M. Cavender and Joyce Ann Cavender<br>504 Broadmoor Drive<br>Nashville, TN 37216 | New Owner | 061 06 0 026.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Joyce Ann Cavender, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Elizabeth M. Cavender, unmarried and Joyce Ann Cavender, unmarried as joint tenants with rights of survivorship,** (hereinafter referred to as the "Grantee") their heirs and assigns, all of her interest in the following land:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:
Being Lot No. 174 on the Plan of Gra-Mar Acres, not of record, described according to a survey made Barge-Waggoner, Inc., Engineers, January 10, 1956, as follows:

Beginning on the Southerly margin of Broadmoor Drive at a point 150 feet West of the Northwest corner of Lot No. 151 on the Plan of Gra-Mar Acres, Section 9, as of record in Book 2330, Page 64, Register's Office for said County, being the corner of Lots Nos. 174 and 175 on said unrecorded plan; thence with a line between said two lots, South 8 deg. 21' East 168.20 feet to an iron pin; thence North 89 deg. 13' West 182.50 feet; thence North 3 deg. 37' East 30 feet; thence North 3 deg. 20' East 118.76 feet to an iron pin in the Southerly margin of Broadmoor Drive; thence with same, Eastwardly 150 feet to the beginning.

Being the same property conveyed to Wayne M. Cavender, Sr. and wife, Joyce Ann Cavender, by Warranty Deed from Tri County Builders, Inc., of record in Book 10676, Page 501, in the Register's Office of Davidson County, Tennessee, dated October 30, 1997, and recorded on

November 07, 1997. The said Wayne M. Cavender, Sr. died on November 22, 2005, leaving Joyce Ann Cavender as surviving tenant by the entirety.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of January 2025.

**Joyce Ann Cavender**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Joyce Ann Cavender**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of January 2025.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public
My Commission Expires: _____